


**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** August 12, 2008

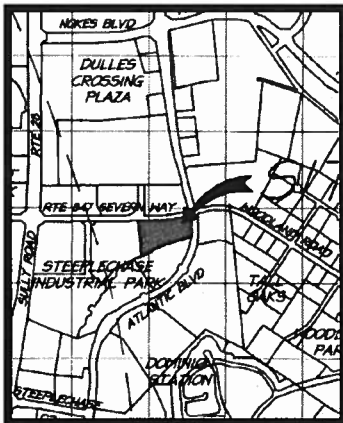
**TO:** Ginny Rowen, Project Manager  
Land Use Review

**FROM:** Joe Gorney, AICP, Senior Planner   
Community Planning

**SUBJECT: ZMAP 2008-0008, Steeplechase Lot 30**

**BACKGROUND**

Keane Enterprises requests a Zoning Map Amendment to convert an undeveloped parcel of approximately 5.18 acres from PD-IP (Planned Development – Industrial Park) under the 1972 Zoning Ordinance to PD-IP under the Revised 1993 Zoning Ordinance. The property is contained within the Route 28 Highway Improvement Transportation District.



**VICINITY MAP**

The property is located at the southwest corner of the intersection of Severn Way (Route 847) and Atlantic Boulevard.

The property is surrounded on the west, south, and east sides by properties zoned PD-IP and on the north side by a property zoned PD-CC-RC (Planned Development, Commercial Center, Regional Center).

Flex-industrial uses are located to the west and south of the site. A hotel is located to the north and a public storage facility to the east.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The site is governed under the policies of the Revised General Plan, the Bicycle and Pedestrian Mobility Master Plan (BPMMP), the Countywide Transportation Plan (CTP), and the Eastern Loudoun Area Management Plan (ELAMP). Being newer than the ELAMP, the Revised General Plan supersedes the ELAMP when there is a policy conflict between the two (Revised General Plan, text, p. 1-3). The subject property is located in the Sterling Community of the Suburban Policy Area and is designated as a Keynote Employment Area.

Attachment 1 A

A-1

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## ANALYSIS

### ZONING CONVERSION

The applicant seeks to convert the parcel from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance.

Properties in the Route 28 Tax District that are governed by the 1972 and 1993 Zoning Ordinances will remain under those governing documents unless the landowner opts into the revised zoning ordinance or a rezoning application is filed (ZMAP) (Revised General Plan, Policy 13, p. 4-10). The County encourages property owners in the Route 28 Highway Improvement Transportation District to convert or "opt-in" to the appropriate district regulations included in the Zoning Ordinance in accordance with the land use policies of the Revised General Plan (Revised General Plan, Policy 8, p. 6-21).

***Staff supports the conversion from the 1972 Zoning Ordinance to the Revised 1993 Zoning Ordinance.***

## RECOMMENDATION

The proposed conversion complies with the policies of the Revised General Plan. Community Planning recommends approval.

cc: Julie Pastor, AICP, Director, Department of Planning  
Cindy Keegan, AICP, Program Manager, Community Planning (via email)

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COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

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DATE: November 6, 2008

TO: Ginny Rowen, Project Manager, Department Of Planning

THROUGH: Marilee L. Seigfried, <sup>Jul</sup>Deputy Zoning Administrator

FROM: John D. Kirby, Planner, Zoning Administration *JK*

CASE NUMBER AND NAME: ZMAP-2008-0008 Steeplechase Lot 30

LCTM: 030-16-2069

MCPI: /80//20////30/

PLAN SUBMISSION NUMBER: 2<sup>nd</sup> Submission

ZONING COMMENTS:

A. OTHER ISSUES:

Statement of Justification:

ZMAP Comments:

1. Be advised that based on the response to comment number 3 on the first submission and the addition of General Note 19 it appears that the intention is to wait until the time of development to remove the stockpiles. If the stockpiles are to remain until development and ZMAP-2008-0008 is approved, then the stockpiles identified as very steep slopes and moderately steep slopes would be subject to section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance unless created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; berms; temporary construction stock-piles; and road-side ditches.

Proffer Comments:

1. Completely identify S. 2 L. 30 as Section 2 Parcel 30 throughout the proffers.
2. Replace PIN with MCPI number throughout the proffers to correctly identify the site.

Attachment 1 B

A-3

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COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

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**DATE:** August 21, 2008

**TO:** Ginny Rowen, Project Manager, Department Of Planning

**THROUGH:** Marilee L. Seigfried, Deputy Zoning Administrator *ms*

**FROM:** John D. Kirby, Planner, Zoning Administration *JK*

**CASE NUMBER AND NAME:** ZMAP-2008-0008 Steeplechase Lot 30

**LCTM:** 030-16-2069

**MCPI:** /80//20////30/

**PLAN SUBMISSION NUMBER:** 1<sup>st</sup> Submission

**ZONING COMMENTS:**

**A. OTHER ISSUES:**

**Statement of Justification:**

**ZMAP Comments:**

1. On Sheet 1 of 3 update General Note 1 to reference acreage and square footage.
2. On Sheet 1 of 3 update General Note 3 to reference square footage in addition to the acreage.
3. On Sheet 1 of 3 update General Note 4 to identify the current grading permit. Also reference this in regards to removal of stockpiles. Show the current conditions based on time of approval.
4. On Sheet 3 of 3 please remove the reference to Section 4-505 (B)(3) for a 15 foot side and rear yard for the other non-residential lots, which does not apply.
5. Please be advised any development in the minor floodplain will require a Floodplain Alteration.
6. Also be advised that buffer yards will be determined at the Site Plan process.

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** August 1, 2008  
**TO:** Ginny Rowen, Project Manager, Department of Planning  
**FROM:** Art Smith, Senior Coordinator, Planning and Development  
**SUBJECT:** ZMAP 2008-0008 Steeplechase Lot 30



The approval of this application would allow the conversion of Lot 30 in the Steeplechase Industrial Park from PD-IP in the 1972 Zoning Ordinance to PD-IP governed under the Revised 1993 Zoning Ordinance. The subject lot is approximately 5.18 acres in size and located in the southwest quadrant of the intersection of Atlantic Boulevard and Severn Way.

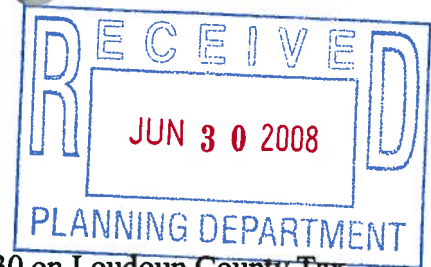
Atlantic Boulevard has been constructed to its ultimate 4-lane median divided section. This reviewer has consulted the "Traffic Statement for Route 28 ZMAP Applications to the Current Zoning Ordinance (aka Zoning Conversions)". It is concluded that Atlantic Boulevard currently operates at peak hour LOS C and is expected to do so in 2010. As such, it can likely serve the traffic from this lot following zoning conversion at adequate service levels. Please note two traffic signal warrant studies have been conducted at the Atlantic Boulevard/Steeplechase Drive. Neither has shown installation warrants being met.

cc: Charles Yudd, County Administration  
Andy Beacher, Assistant Director/Highway Division Chief  
George Phillips, Office of Transportation Services

Attachment 1 C

A-5

**Statement of Justification  
Steeplechase Lot 30  
May 5, 2008**



**Site Location:**

The Steeplechase site is more specifically identified as Parcel 30 on Loudoun County Tax Map 80((20)), MCPI #030-16-2069. The site is located at the southwest corner of the intersection of Severn Way (Route 847) and Atlantic Boulevard, with access from Severn Way. This property is located within the Route 28 Tax District.

**Site Description:**

The site contains approximately 5.18 acres with approximately 945 linear feet of frontage along Severn way and Atlantic Boulevard. The site is generally rectangular in nature.

The site consists of one parcel. The parcel does not have any existing buildings. Located to the east of the site is Atlantic Boulevard, to the north is Severn Road, to the west is Baronwood Industrial Park and to the south is a Heavy Automotive Facility.

The property generally drains in all directions. There is an existing SWM/BMP facility located on the southern portion of the site. There is also minor floodplain located on the southern portion of the site.

**Project Description:**

The applicant for Steeplechase Lot 30 desires to bring the property (+/- 5.18 acres) into the Revised 1993 Zoning Ordinance while maintaining its current PD-IP (Planned Development-Industrial Park). The site is located in the Route 28 Tax District and therefore has remained under the 1972 Zoning Ordinance.

**General:**

The site lies within a portion of the County that is served by public water and sanitary sewer. Loudoun Water provides service to this portion of the County through an existing 10" waterline located in Severn Way and Atlantic Boulevard and an existing 15" sanitary sewer located on the southern portion of the site.

**Project Justification:**

This application is for the conversion of the zoning ordinance which currently governs this site (1972 Zoning Ordinance) to the Revised 1993 Zoning Ordinance. The site will remain PD-IP. This zoning ordinance conversion is consistent with the County's goal of having property in the most current Ordinance, which reflects the "latest thinking" with respect to uses that are allowed by right and by Special Exception. The County has encouraged conversions to the most current Ordinance.

Regarding specific information to be considered by Loudoun County for a Zoning Conversion Application, the applicant offers the following:

1. Whether the proposed zoning district classification is consistent with the Comprehensive Plan.

- The proposed development is consistent with what is allowed for this area of Loudoun County in the Revised Comprehensive Plan. The Revised Comprehensive Plan identifies this property as planned for Keynote Employment use. The applicant is proposing to remain within the PD-IP zoning district, which is consistent with the planned use. The applicant is only requesting to bring the property under the Revised 1993 Zoning Ordinance.

2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.

- This area has undergone many recent changes. Recently constructed are the Candlewood Suites and Suburban Extended Stay Hotels on the northern side Severn Way. Currently under construction are two 4 story office buildings at the NE corner of Severn Way and Atlantic Boulevard. Also surrounding this parcel is an industrial park, storage facility, a heavy automotive facility, flex-warehouse buildings and the Dulles Sportsplex. By converting this parcel to the Revised 1993 Ordinance, the parcel will be within a more unified development pattern.

3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

- The range of uses proposed with this application is compatible with the adjacent properties. The Homewood Suites Hotel and office building were rezoned to PDCCRC – Planned Development Commercial Regional Center in 1996. All other surrounding parcels are zoned PD-IP.

4. Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.

- Loudoun Water currently provides water and sewer service to the existing parcel. The adjacent roads have had improvements by others. Currently, Severn Way is a 4 lane undivided roadway and Atlantic Boulevard is a 4 lane divided roadway. This application does not include any residential areas. No additional school facilities are necessary.

5. The effect of the proposed rezoning on the County's ground water supply.

- The proposed rezoning will have no effect on the County's water supply. The design will meet or exceed all requirements in regards to storm water management and Best Management Practices (BMP's).

6. The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.

- The recent and current development in this area shows that with the proper engineering, the soils on this parcel have the necessary structural requirements to support this type of development.

7. The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.

- Because this application requests only to bring this parcel under the Revised 1993 Zoning Ordinance and does not change the zoning district, there should be no change in traffic patterns or traffic safety. The transportation network in this area is substantially built out and the site has easy access with its proximity to Route 28, Severn Way and Atlantic Boulevard.

8. Whether a reasonably viable economic use of the subject property exists under the current zoning.

- The parcel is currently approved for PD-IP development under the 1972 Zoning Ordinance. The applicant believes that the County would benefit by zoning the property such that is consistent with the current zoning ordinance allowing more consistency with that of the surrounding areas.

9. The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.

- The applicant will respect the environment and natural features with the development of this parcel. All required buffers shall be provided as well as all measures necessary to ensure water quality standards are met or exceeded.

10. Whether the proposed zoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.

- This conversion will ensure a consistent development pattern throughout this area and will encourage economic development.

11. Whether the proposed rezoning considered the needs of agriculture, industry, and businesses in future growth.



- This application does consider the needs for industry and business growth in this area.

12. Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.

- This application does consider the current and future requirements of the community by remaining in the PD-IP district. It will insure that the land will be as competitive and marketable as possible in today's market.

13. Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.

- This application does encourage the conservation of properties and their values. By bringing this parcel under the current zoning ordinance the most appropriate use for the parcel be obtained.

14. Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.

- This application considers the trends of growth or changes, employment and economic factors and the probably future economic and population growth by allowing the most current County uses within the PD-IP district.

15. The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.

- This application does not provide for residential housing.

16. The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.

- The applicant will design this parcel to be as sensitive as possible to any natural, scenic, archaeological and historic features. The development will comply with all Federal, State and County regulations for storm water management, BMP's, and erosion and sediment control requirements.



November 13, 2008

Ms. Ginny Rowen  
Project Manager  
Loudoun County  
Department of Planning  
1 Harrison Street, S.E.  
Leesburg, VA 20177-7



RE: Steeplechase Lot 30 – ZMAP 2008-0008

Dear Ginny,

We are submitting the Proffers associated with the Zoning Concept Plan referenced above for your review. The Zoning comments dated November 6, 2008 have been addressed as follows:

**ZMAP Comments:**

*1. Be advised that based on the response to comment number 3 on the first submission and the addition of General Note 19 it appears that the intention is to wait until the time of development to remove the stockpiles. If the stockpiles are to remain until development and ZMAP-2008-0008 is approved, then the stockpiles identified as very steep slopes and moderately steep slopes would be subject to section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance unless created by permitted land disturbing activities, such as, but not limited to, building and parking pad sites; temporary construction stock-piles; and road-side ditches.*

**Response:** The existing stockpiles were permitted under approved Grading Permit number X20032390001 for Steeplechase 2 Lots 30, 31 and 32. A copy of the Approval letter is attached. General note 19 (sheet 1 of 3) has been revised to reference this permit.

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Keane Enterprises  
Mail: PO Box 1573, Ashburn, VA 20146  
Deliveries: 44031 Pipeline Plaza, Suite 100, Ashburn, VA 20147  
Phone: 571-223-0001 Fax: 571-223-0005

Attachment 3

A10



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**Proffer Comments:**

1. *Completely identify S.2.L. 30 as Section 2 Parcel 30 throughout the proffers.*

**Response: The proffers have been revised accordingly.**

2. *Replace PIN with MCPI number throughout the proffers to correctly identify the site.*

**Response: The proffers have been revised accordingly.**

We trust that these changes are sufficient such that this application can be scheduled for Planning Commission public hearing. If you have any questions or require additional information, please feel free to contact us.

Very truly yours,

Kelly Krapsho  
Keane Enterprises

cc: Paul Tiffen, christopher consultants, ltd.



## Loudoun County, Virginia

### Department of Building and Development

1 Harrison Street, S. E., P. O. Box 7000, Leesburg, VA 20177-7000

Administration: 703/777-0397 Fax: 703/771-5215

Inspection Information Only : 703/777-0220 Fax: 703/771-5522

October 08, 2003

STAC Loudoun Land LLC  
PO Box 1573  
Ashburn, VA 20147



**RE: STEEPLECHASE 2 LOTS 30, 31, AND 32 GRADING PLAN**

**(Rough Grading Only)**

### NOTIFICATION OF GRADING PERMIT APPROVAL

The following grading permit application has been reviewed and approved. A pre-construction meeting is required prior to any work authorized by this application. The Grading Permit placard and approved grading plans will be issued at the pre-construction meeting. Please send your bond documents to the third floor, Building and Development counter, with a copy of this approval letter attached.

If the work authorized by this application has access from a road maintained by VDOT, a copy of the VDOT entrance permit must be provided at this meeting. When the entrance permit is obtained, please contact me to schedule the pre-con meeting. The limits of clearing and grading must be flagged for the meeting. Please be advised that the approval of this grading permit does not grant permission to disturb and/or trespass on off-site properties. The pre-construction meeting will be held approximately 10 days after the County has accepted the bond. The Field Manager will notify you of the date and time.

**PROJECT NAME: Steeplechase 2 Lots 30, 31, and 32 Grading Plan (Rough Grading Only)**

**DATE OF APPLICATION: : 9/12/03 (Received:9/29/03)**

**PROJECT APPLICATION NUMBER N/A**

**GRADING PERMIT #: X20032390001**

**PIN #: 030-15-9812; 030-16-2734; 060-16-2069**

**EROSION & SEDIMENT CONTROL BOND AMOUNT: \$48,100.00**

**PHASE 1 PERMIT X PHASE 2 PERMIT \_\_\_\_\_**

**LOUDOUN COUNTY PROJECT MANAGER: Mohamed Makki**

**LOUDOUN COUNTY FIELD MANAGER: Paul Blanchard**

**RESPONSIBLE LAND DISTURBER: Ray Goins # 11292, exp. 9/19/04**

Sincerely,

Paul Blanchard, EIT  
Erosion and Sediment Control Field Manager

→ 703-771-5746

RECEIVED OCT 13 2003



September 17, 2008



Ms. Ginny Rowen  
Project Manager  
Loudoun County  
Department of Planning  
1 Harrison Street, S.E.  
Leesburg, VA 20177-7000

RE: Steeplechase Lot 30 – ZMAP 2008-0008

Dear Ginny:

We are resubmitting the above referenced Zoning Concept Plan for your review. The zoning comments dated August 21, 2008 have been addressed as follows:

1. *On Sheet 1 of 3 update General note 1 to reference acreage and square footage.*

**Response:** We have added the square footage to General Note 1 on Sheet 1.

2. *On Sheet 1 of 3 update General Note 3 to reference square footage in addition to the acreage.*

**Response:** We have added the square footage to General Note 3 on Sheet 1.

3. *On Sheet 1 of 3 update General Note 4 to identify the current grading permit. Also reference this in regards to removal of stockpiles. Show the current conditions based on time of approval.*

**Response:** Currently, our plan is not to utilize the current grading permit. We have added Note 19 to Sheet 1 stating that the stockpiles will be removed at time of development.

4. *On Sheet 3 of 3 please remove the reference to Section 4-505(B)(3) for a 15 foot side and rear yard for the other non-residential lots, which does not apply.*

**Response:** We have removed the 15 foot side yards as requested.

5. *Please be advised any development in the minor floodplain will require a Floodplain Alteration.*

**Response:** We understand that a Floodplain Alteration will be required if there is any disturbance in the minor floodplain.

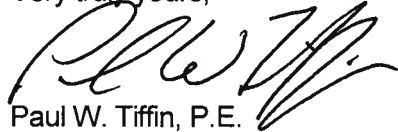
6. *Also be advised that buffer yards will be determined at the Site Plan process.*

**Response:** We understand that buffer yards may be determined at time of Site Plan.

Ms. Ginny Rowen  
September 17, 2008  
Page 2

We trust these changes are sufficient such that this application can be scheduled for Planning Commission public hearing. No other agency had any comments which required a response. If you have any questions or require additional information, please feel free to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read 'PWT', with a stylized flourish at the end.

Paul W. Tiffin, P.E.  
Sr. Project Manager – Associate

PWT/dml

cc: Ms. Kelly Krapsho, Keane Enterprises, LLC

PROFFER STATEMENT  
STEEPLECHASE LOT 30  
ZMAP 2008-0008  
November 13, 2008

Lot 30 Partners, LLC, the owner of the Property (herein after referred to as the "Owner") described as Steeplechase Section 2 Parcel 30 on Loudoun County Tax Map /80//20////30/ (MCPI #030-16-2069), on behalf of themselves and their successors in interest, hereby voluntarily proffer that in the event that the above referenced Steeplechase Section 2 Parcel 30 (the "Property") is rezoned by the Loudoun County Board of Supervisors (herein after referred to as "the County") to the PD-IP Planned Development-Industrial Park zoning district administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Development Plan dated April 3, 2008, with revisions through November 13, 2008, and further described in its application as "Steeplechase Lot 30 ZMAP 2008-0008" sheets 1 through 3, the development of the Property shall be in substantial conformance with the following conditions, pursuant to Section 15.2-2303 of the CODE OF VIRGINIA (1950) as amended. These proffer conditions are the only conditions offered on this rezoning, and any prior proffer conditions applicable to the Property are hereby declared void and of no effect provided that these proffers shall become effective only upon final approval of the Zoning Map Amendment application, ZMAP 2008-0008, to change the zoning of the Property from PD-IP under the 1972 Zoning Ordinance to PD-IP under the Revised 1993 Zoning Ordinance, submitted by the Owner. Notwithstanding the foregoing, it is acknowledged and agreed that all conditions of approval of any previously approved special exception currently applicable to the Property shall remain in full force and effect.

## I. CONCEPT DEVELOPMENT PLAN

The development of the Property shall be in substantial conformance with Sheet 3 of 3 of the plan set entitled "Steeplechase Lot 30" dated April 3, 2008, with revisions through September 16, 2008, prepared by christopher consultants, ltd. The sheet identified as: Sheet 3 of 3 – "Concept Development Plan" (1"=200'), shall control the general development, layout and configuration of the Property, provided that all requirements and use limitations of the PD-IP zoning district of the Revised 1993 Zoning Ordinance must be complied with and will take precedence over the Concept Development Plan.

## II. WATER AND SEWER

The Property will be served by public water and sewer systems. All necessary extensions of public water and sanitary sewer lines, and all connections, shall be provided to the Property at no expense to Loudoun County or Loudoun Water. Said water and sanitary sewer extensions and connections shall be in accordance with Loudoun Water standards and requirements. Any and all existing wells and drainfields on the Property will be abandoned in accordance with Health Department standards.



The undersigned hereby warrants that all the Owners of any legal interest in the Property have signed this proffer statement, that he/she has full authority to bind the Property to these conditions, either individually or jointly with the other Owners affixing their signatures hereto, and that the foregoing proffers are entered into voluntarily.

Lot 30 Partners, LLC  
A Virginia limited liability company

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

County of Loudoun,  
Commonwealth of Virginia

I, the undersigned notary public, in and for the state and city/county aforesaid, do hereby certify that \_\_\_\_\_, as \_\_\_\_\_ of Lot 30 Partners, LLC, a Virginia limited liability company, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2008.

My Commission Expires:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Public

Notary Registration Number: \_\_\_\_\_